

CERTIFICATE OF COMPLIANCE

I, David E. Aldridge, an attorney admitted to practice before the Court of Appeals of the State of Maryland, do hereby certify pursuant to Article 81, Section 105 of the Annotated Code of Maryland, 1957 Edition, 1975 Replacement Volume, have made a careful search of the public records for a period in excess of 40 years immediately prior to the institution of this proceeding and do further certify the results of said search as follows:

1. That title to Lots 12 and 14, Block B on the Mutual Land and Improvement Company of Baltimore City's plat recorded in WIP-11/474, was purportedly conveyed unto Robert Wayne Jones and Beverly Ann Jones, his wife, by deed dated November 12, 1969, recorded in Liber 815, folio 460, one of the Land Records of Frederick County, Maryland, from Arlington A. Ayers, et al.

Title examination further indicates that title to the aforesaid real estate was not owned by the said Arlington A. Ayers, et al. and their predecessors at any time.

2. That a further examination of the Land Records of Frederick County, Maryland, indicates that title to Lot 12, Block 9, was conveyed to Louis Bretz by the Mutual Land and Improvement Company of Baltimore City, by deed dated December 21, 1891 and recorded in Liber JLJ-1, folio 56, one of the Land Records of Frederick County, Maryland. Land records further reveal that the property was subject to a mortgage from the said Louis Bretz which became delinquent and was foreclosed and sold at foreclosure sale by William E. Schloegel, Trustee in Equity No. 6273 in the Circuit Court for Frederick County, Maryland at public sale unto Otto Kamberger by deed dated April 27, 1896 and was recorded in Liber JLJ-14, folio 132; that the said sale was duly ratified by the Circuit Court for Frederick County, Maryland. A further search reveals that no deed or other instrument has ever been placed on record in the public records of Frederick County, Maryland conveying title to said real estate from Otto Kamberger to any other person, that no estate has ever been opened in Frederick County for the said Otto Kamberger, that no person of that name can be located, who presently resides in Frederick County, Maryland, and that it is impossible at this time to determine whether the said Otto Kamberger is alive or dead and if dead, it is